

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 9.00 pm on **Monday 05 September 2016**.

#### Those present

Cllr Sotirios Adamopoulos  
Cllr Ruth Buckmaster

Cllr Don Hall  
Cllr David Royle

In attendance:

R Bowran - Town Clerk

Lisa Dale – Planning Officer

#### **P 16/35 APOLOGIES FOR ABSENCE**

Received from Cllr Coysten – on holiday  
Cllr Mortimer was absent

#### **P 16/36 PUBLIC FORUM**

To receive representations from members of the public on matters within the remit of the Planning Committee.  
There were none.

#### **P 16/37 DECLARATIONS OF PECUNIARY INTEREST**

To receive any Declarations of Interest by Members.

There were none

#### **P 16/38 MINUTES**

To approve as a correct record the minutes of the Meeting held on 25 July 2016 (P04). Deferred to the next meeting of the Planning Committee.

#### **P 16/39 PLANNING APPLICATIONS RECEIVED FROM EHDC**

To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

---

**3/16/1339/FUL 19 Bell Street, CM21 9AR**

[Single storey rear extension](#)

**Applicant:** Dentistry 19 Ltd

**STC Comment:** No Objection

---

**3/16/1537/HH Glenfaba, London Road, Spellbrook, CM23**

[Sitting of mobile home for use as annexe to bungalow](#)

**Applicant:** Mr T Jones

**STC Comment:** Objection, over intensive use of site

---

**3/16/1622/HH & 3/16/1623/LBC 29 Station Road, CM21 9JY**

[Single storey rear infill extension \(amended scheme\)](#)

**Applicant:** Mr Colin Hardy

**STC Comment:** No Objection

---

**3/16/1708/OUT**      **Northfields House, Cambridge Road, CM21 9BZ**  
[Outline application for 33 dwellings. All matters reserved except for access](#)

**Applicant:** Mr Nigel Kemp

**STC Comment:** 1) Using the current Revised Adopted Local Plan (2007) as a guide this development proposal clearly falls within the Green Belt to the north of the town.

2) The Town Council is aware of the processes which are being undertaken in the District Plan which includes a Green Belt Review. Since it is anticipated that the outcome of this review could lead to the site being an area for inclusion in the District Plan then the town council has no objection in principle.

3) However, the Town Council is also aware of the possibility that the District Plan may consider this location as just one part of a much larger proposal to provide for up to 200 housing units north of Sawbridgeworth and a total for the town of 500 units. This application may or may not be sustainable.

4) The town council considers that this application is unfortunately timed in that it is premature and difficult to take a more detailed and considered view until other aspects of the District Plan become clearer."

---

**3/16/1719/FUL**      **36 West Road, CM21 0BN**  
[Conversion of garage to 1no 1 bedroomed dwelling with associated access and hardstanding](#)

**Applicant:** L & R Developments Ltd

**STC Comment:** Objection, overdevelopment of site, reversion of access arrangement for number 36.

---

**3/16/1725/FUL**      **42 School Lane, CM21 9FA**  
[Change of use of amenity land to driveway](#)

**Applicant:** Mrs Nazanin Warren

**STC Comment:** No Objection

---

**3/16/1729/HH**      **25 Rowney Wood, CM21 0HR**  
[Double storey side and rear extension](#)

**Applicant:** Mr D Manuel

**STC Comment:** No Objection

---

**3/16/1751/LBC**      **1 Duckling Lane, CM21 9QA**  
[Change of use from office to residential to create 1no 1 bedroomed dwelling](#)

**Applicant:** Mr G Sessions

**STC Comment:** No Objection

---

**3/16/1840/HH**      **3 Church Crescent, CM21 9BH**  
[Two storey rear and side extension. Two new dormer windows to side roof slope and two rooflights](#)

**Applicant:** Mr W Cruse

**STC Comment:** No Objection

---

---

**3/16/1879/FUL**      **21-23 Bell Street, CM21 9AR**  
[Part change of use of retail unit \(A1\) to residential \(C3\) to form 1no 2 bedroomed dwelling.](#)  
[Replacement single storey rear extension](#)  
**Applicant:** Mr R Nelson  
**STC Comment:** No Objection

---

**3/16/1880/LBC**      **21-23 Bell Street, CM21 9AR**  
[Part change of use of retail unit \(A1\) to residential \(C3\) to form 1no 2 bedroomed dwelling.](#)  
[Replacement single storey rear extension. Internal alterations to include insertion of new staircase, alterations to chimney and the removal of walls and doors](#)  
**Applicant:** Mr R Nelson  
**STC Comment:** No Comment

---

**3/16/1899/HH**      **47 Barnard Road, CM21 9DY**  
[Single storey side extension and part single/part two storey rear extension](#)  
**Applicant:** Mr Phil McElhome  
**STC Comment:** No Objection

---

**3/16/1926/HH**      **Lock Cottage, Sheering Mill Lane, CM21 9LR**  
[Single storey rear extension with mezzanine floor](#)  
**Applicant:** Mr Stephen Goodwin  
**STC Comment:** Objection. The proposal does not appear to fall within the criteria of acceptability as set out in Policy GBC1(d) and ENV5.

---

**P 16/40**      **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 2 September 2016

---

**3/16/1562/HH**      **1 Beechfield, CM21 9NG**  
[Two storey side extension](#)  
**STC Comment:** No Objection

---

**3/16/1945/PNH**      **Rushmead, London Road Spellbrook, CM23**  
[Demolition of conservatory and erection of a single storey rear extension: Depth 8.0 metres, Maximum Height 3.0 metres, Eaves Height 3.0 metres](#)  
**STC Comment:** No Objection

---

**3/16/1956/FUL**      **132 London Road, CM21 9BU**  
[Change of use of land to residential.](#)  
**STC Comment:** No Objection, but noted the presence of a gas termination point on the site.

---

**3/16/0361/LBC**      **Wisemans Cottage, 56 High Wych Road, CM21 0HF**

[Replacement windows](#)

**Applicant: Mr & Mrs Robert and Christine Smith**

**STC Comment:** *No objection*

**EHDC Decision:** *Granted*

---

**3/16/1286/FUL**      **Land South of Spellbrook, London Rd, CM23 4AU**

Demolition of barn. Erection of 2no 5 bedroomed dwellings with garage and associated access and landscaping

**Applicant: Mr & Mrs D and M Sandford**

**STC Comment:** *Objection.* "LPA Policy is to regard Spellbrook as a Category 3 village, having refused to accept that it is an inherent part of the Sawbridgeworth community. Policy GBC1(g) is not relevant in that this is not a proposal for small scale affordable housing. Policy OSV3 (II) (f) is relevant in that the proposed development is totally out of keeping with the surrounding area. Arguments of precedent set by planning appeals on other sites are tenuous in that the circumstances were different and should not be taken as a relevant factor".

**EHDC Decision:** *Granted*

---

**3/16/1345/HH**      **The Bungalow, Tednambury, Spellbrook, CM23 4BD**

[Single storey rear extension, extension to front porch and decking](#)

**Applicant: Mr Chris Romei**

**STC Comment:** *No objection*

**EHDC Decision:** *Refused*

---

**3/16/1368/HH**      **21 Pishiobury Drive, CM21 0AD**

[Single storey rear extension](#)

**Applicant: Mr Derek Lawless**

**STC Comment:** *No objection*

**EHDC Decision:** *Granted*

---

**3/16/1378/LBC**      **Hill Cottage, 37 London Road, CM21 9EH**

[Removal, repairs and replacement of render with lime render](#)

**Applicant: Mr Daniel Johnson**

**STC Comment:** *No Comment.* *Town Council does not have the expertise*

**EHDC Decision:** *Granted*

---

**3/16/1384/HH**      **Lock Cottage, Sheering Mill Lane, CM21 9LR**

[Single storey rear extension with mezzanine floor](#)

**Applicant: Mr Stephen Goodwin**

**STC Comment:** *Objection.* *The proposal does not appear to fall within the criteria of acceptability as set out in Policy GBC1(d) and ENV5.*

**EHDC Decision:** *Refused*

---

**P 16/42**

**PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals  
None received

Meeting Closed at 21:36